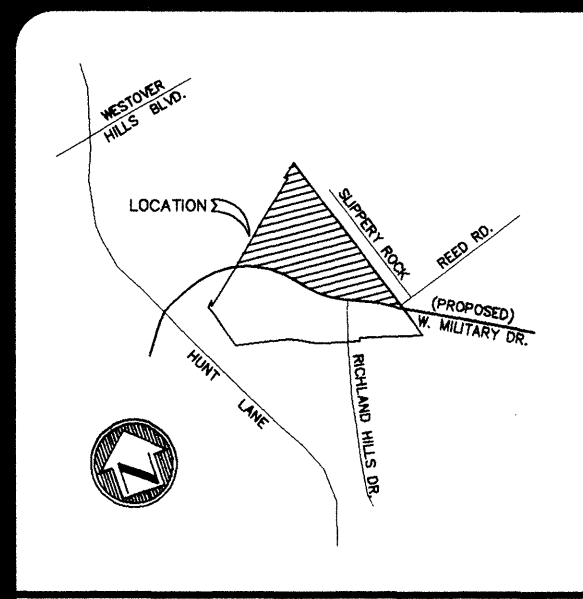
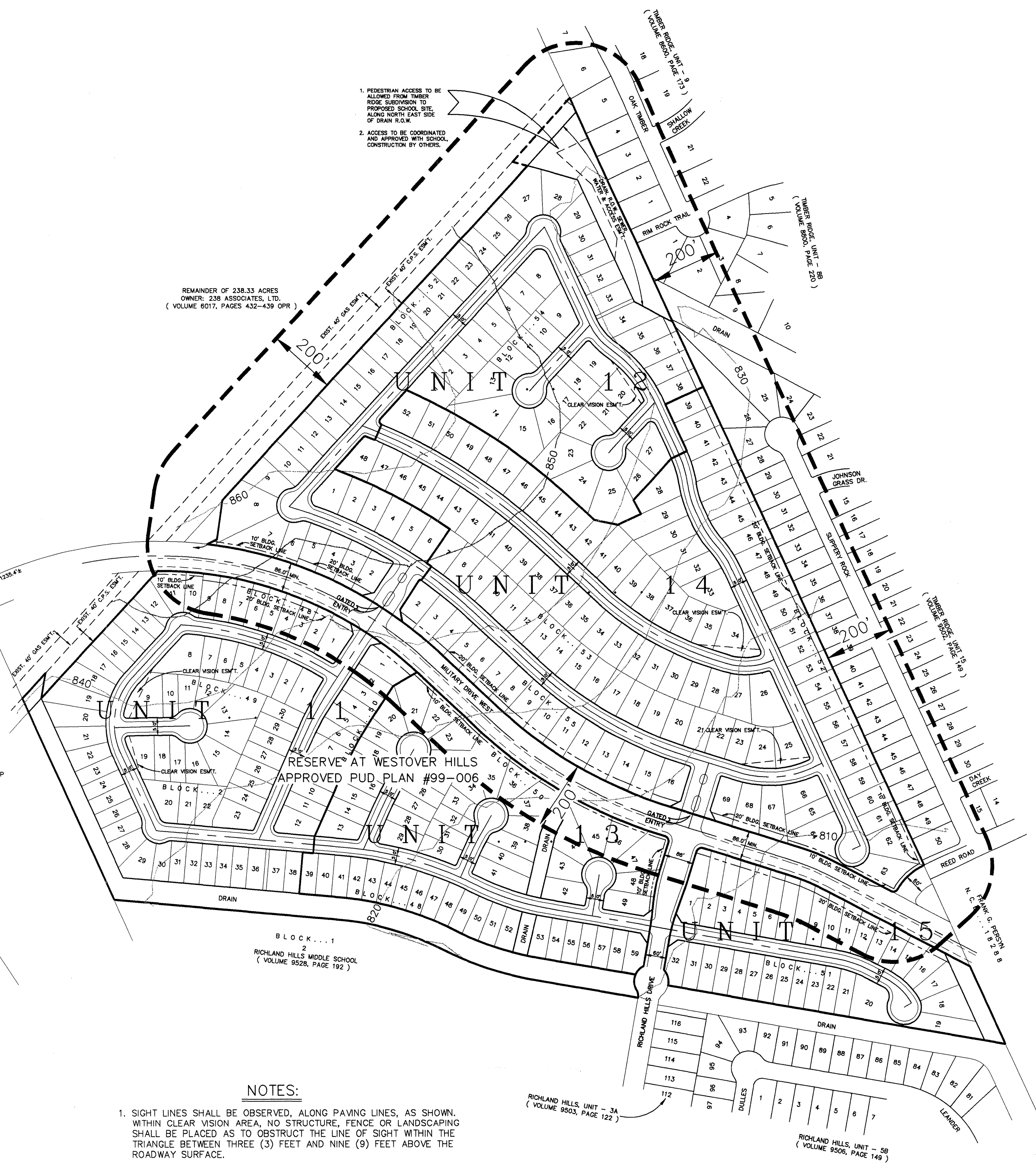


H:\UPDOWN\RESERVE\RESERVE-PUD.dwg Fri Apr 16 09:31:44 1999 Brian Hanan



LOCATION MAP



- 183 RESIDENTIAL UNITS
- TOTAL ACREAGE 45.97 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

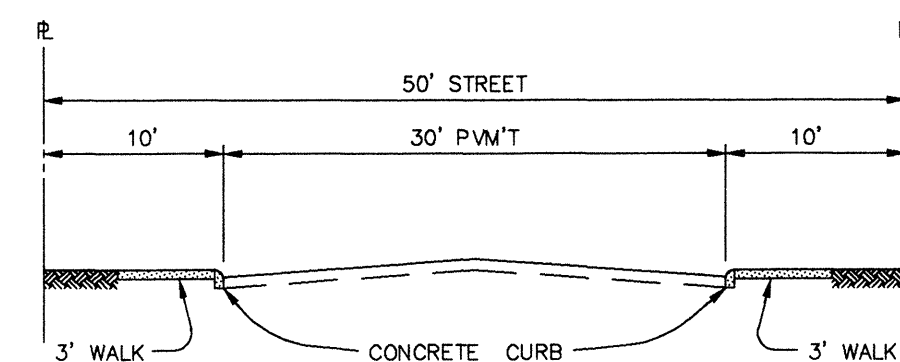
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.98 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 69%
TOTAL SPACE	= 45.97 ACRES
OCCUPIED SPACE	
5.45 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.14 ACRES	DRIVEWAYS (17' X 30')
6.22 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
13.81 ACRES	TOTAL

NET OPEN SPACE = 32.16 ACRES
+ 45.97 ACRES
OPEN SPACE RATIO = 0.70

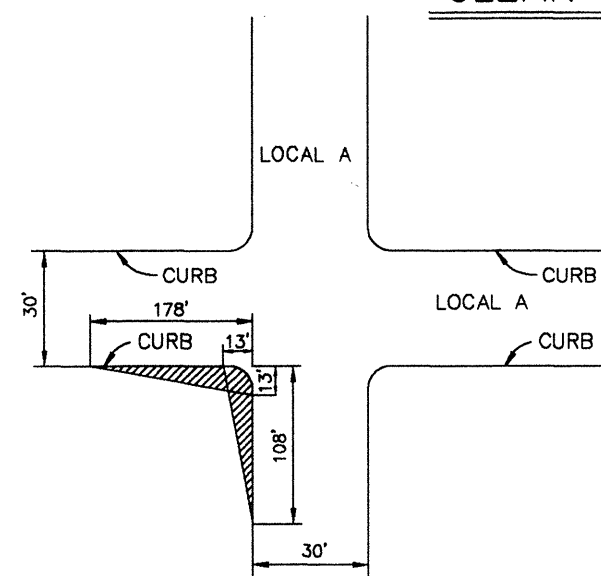
NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNITS 12 & 14 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
4. MILITARY DRIVE WEST & REED ROAD ARE BEING CONSTRUCTED WITH APPROVED PLANS WITH THE RESERVE AT WESTOVER HILLS UNIT 6 SUBDIVISION PLAT, I.D. NUMBER 980152.



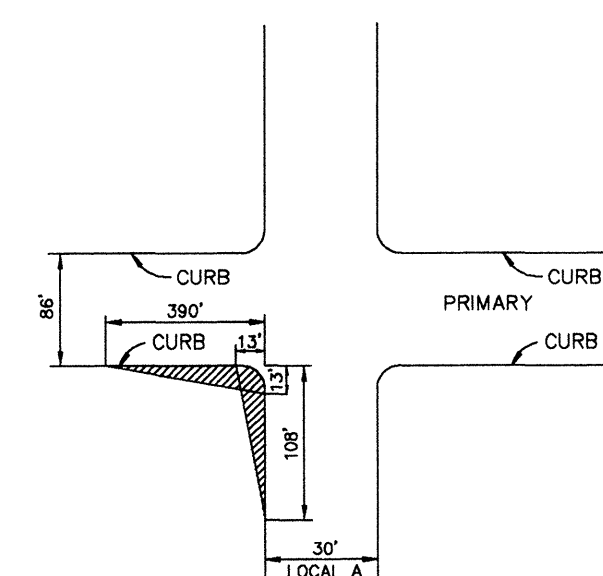
TYPICAL STREET SECTION
NOT TO SCALE

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D
 $L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D
 $L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 390 \text{ FT.}$
ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.



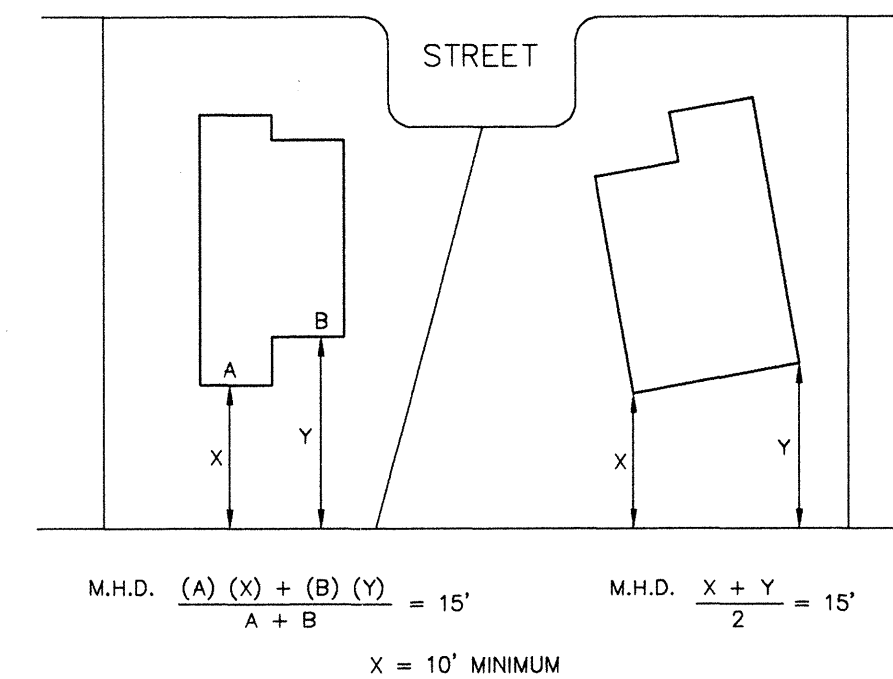
NOTE:

1. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0408E, BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.

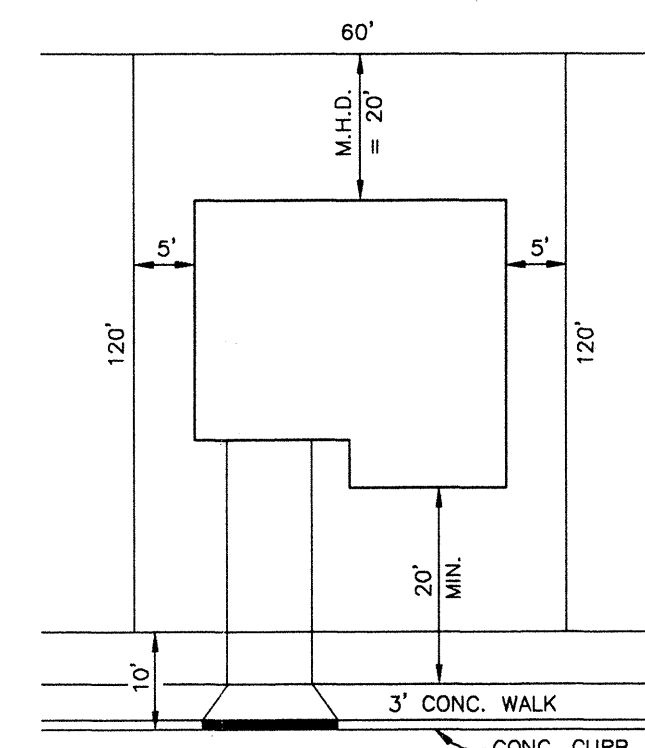
DEVELOPER:

CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

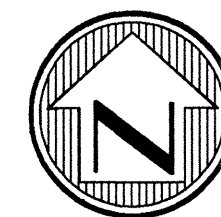
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



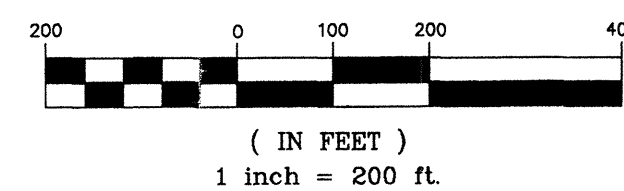
MEAN HORIZONTAL DISTANCE
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE



GRAPHIC SCALE



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
May 7, 1999 *[Signature]*
(date) (number)
If no plats are filed, plan will expire on Nov 5, 2000
1st plat filed on _____

P. O. A. D. P.

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN

for

THE RESERVE AT WESTOVER HILLS 12/14



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 34-5351

REVISIONS:
04/16/99 - NOTES

JOB NO. 46625.00

FILE: _____

DATE: 3/31/99

DESIGN: G.W.P.

DRAWN: B.C./P.D.L.

CHECKED: _____

SHEET 1 OF 1

622B



CITY OF SAN ANTONIO

May 7, 1999

Steve E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand Road
San Antonio, TX 78201

Re: Reserve at Westover Hills

POADP # 622-B

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Reserve at Westover Hills Subdivision Preliminary Overall Area Development Plan # 622-B. Please find enclosed a signed copy for your files. Although the northern portion (area north of Military Drive West) of your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- A variance will be required for Rim Rock Trail and Misty Rock at the time of plat submittal regarding projection of street.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer